

EQUALITY IMPACT ASSESSMENT – STAGE 1

EIA Ref	EIA/ARTICLE4	
Lead Officer	Name	Forward Planning Team
	Position	
	Contact details	forwardplanning@halton.gov.uk

SECTION 1 –Context & Background

1.0 What is the title of the policy / ~~practice~~/service?

HMO Article 4 Directive

1.1 What is the current status of the policy / ~~practice~~ / service?

~~Existing~~

~~Changed~~

New

1.2 Who are the main stakeholders and who has primary responsibility for delivering the service?

Planning Policy, Planning, Enforcement, Environmental Health

1.3 Are there any other related ~~policies~~ / practices / ~~services~~?

Mandatory HMO Licencing - Environmental Health

1.4 Who is the policy / practice / service intended to affect?

Residents

Staff

~~Specific Group(s)~~

(add details below)

N/A

1.5 What are the principal aims and the intended outcomes of the service?

To remove the permitted development rights for the change of use from Use Class C3 (dwelling houses) to C4 (HMOs) in the identified areas of the borough, currently experiencing clusters of HMOs.

The Article 4 direction will have the direct impact of making all future HMO proposals subject to planning control.

This does not mean all HMOs will be refused planning permission. It gives control to the planning team so they can monitor and minimise the impact of HMOs on the local character and amenity of neighbouring properties.

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SECTION 2 – Consideration of Impact

2.1 Is there sufficient evidence to determine, on the balance of probability, that the policy / ~~practice~~ / ~~service~~ has, or could have, an impact upon each of the equality groups identified below?

Yes (~~proceed to question 2.4~~) No ✓

2.2 Where further data / intelligence / consultation is required please provide details below.

Information Source / Planned Activity	Timeframe	Lead Officer
Working group Evidence Report HMO SPD Licencing	2023 to 2025	Forward planning

2.3 What were the principal findings / conclusions of this research / consultation?

Identified clusters of HMOs which undermine the principles of the HMO SPD.

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2.4.1 On the basis of evidence has the actual / potential impact of the policy / practice been judged to be positive (+), neutral (=), or negative (-) for each of the equality groups and is the level of impact considered to be high (H), Medium (M) or low (L)

Equality Impact Assessment – Absence Management Policy

Key

R- Race/Ethnicity A – Age G – Gender SO – Sexual Orientation GR – Gender Reassignment SE – Socio Economic	D – Disability F – Faith/Religion PM – Pregnancy and Maternity MCP – Marriage/Civil Partnership C - Carers PSED – Public Sector Equality Duty*	- Negative Impact + Positive Impact = Neutral Impact
* Does this service ✓ Help towards the elimination of discrimination, ✓ Advance equality of opportunity ✓ Foster good relations (✓ or X – give evidence where appropriate) ✓ - This Policy applies equally to all residents and all protected characteristics		
Preserve the residential amenity and local character Protect vulnerable communities Support a balanced housing mix Protect local infrastructure and services		

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STRATEGIC AIM	R	A	G	SO	G R	D	F	PM	MCP	SE	C	PSED *	COMMENTS
Preserve residential amenity and local character	=	=	=	=	=	=	=	=	=	=	=	√	This policy does not aim to discriminate against any individual group. This policy does not intend to prevent future HMO planning permissions. It gives control to the planning team so they can monitor and minimise the impact of HMOs on the local character and amenity of neighbouring properties. This policy will work in conjunction with any licencing initiatives put forward by environmental health.
Promote good quality standard of housing, whilst ensuring these properties provide a positive impact on communities	=	=	=	=	=	=	=	=	=	X	=	√	
Support a balanced housing mix	=	=	=	=	=	=	=	=	=	=	=	√	
Protect local infrastructure and services	=	=	=	=	=	=	=	=	=	=	=	√	

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2.4.2 Does the policy / ~~practice~~ / service have any potential impact upon safeguarding vulnerable people?

No specific impact

2.5 What data and information has been used in determining the positive impact of the policy / procedure / service under review in relation to promoting equality or good relations or eliminating discrimination and is this justifiable and lawful in regards to any negative impacts for other groups?

Equality Group(s)	Working group, evidence report, SPD consultation and licencing
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Baseline data and information

As per evidence report

Nature of impact and where this is positive justification

Ensure equitable distribution of HMOs throughout the borough
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2.6 How will the impact of the policy / practice / service be monitored?

Referrals to Housing Solutions to monitor single person households who cannot access HMOs

2.7 Who will be responsible for monitoring and how will this be arranged?

Forward Planning

2.8 What actions, if any, has this review identified (that do not form part of a stage 2 assessment) to promote equality of opportunity or relations between groups and to support community cohesion? If no actions have been identified please insert 'no further action identified' within first column.

Action & purpose / outcome	Priority	Timeframe	Lead Officer
Review Article 4 Directive	<i>High</i>	12 months from directive enacted	Forward Planning

2.9 Summary of stakeholders involved in this review

Job Title or Name	Organisation / representative of
- Working Group - Cllr Woolfall	Halton Borough Council

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- Cllr S Hill - Cllr Philbin - Cllr Lowe - Cllr Wallace - Tim Gibbs - Environmental Health team - Legal representation - Council Members • Portfolio Holder for Environment and Renewal Paul Nolan • Portfolio folder for Housing and Environment Sustainability Cllr Phil Harris	
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2.10 Public Sector Equality Duty

General Duty

Does this policy / service take into account the need to: -

- | | |
|---|--------------------------|
| (a) Eliminate discrimination, harassment, victimisation and any other conflict that is prohibited by the Equality Act 2010 | <u>Yes</u>
–No |
| (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it | <u>Yes</u>
No |
| (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it | <u>Yes</u>
No |

2.11 Completion Statement

**As the identified Lead Officer of this review I confirm that:-
(Please complete only one of the following sections)**

1. ~~A negative impact has been identified for one or more equality groups and that a Stage 2 Assessment is required~~
2. **There is sufficient information available to provide assurance that there will be a positive differential impact for one or more equality groups, and that this is justifiable and lawful OR a neutral impact has been determined but actions to mitigate the impact have been identified.**

Signed	
Dated	

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Completed CIRAs should be sent to Policy, People, Performance and Efficiency Division to be given a unique reference number and for inclusion on the central register